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HOUSING STOCK CHANGES REPORT

As of December 31, 1983

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City of Berkeley
Planning and Community Development Department
Program Planning, Budget, and Management Division
December 4, 1984

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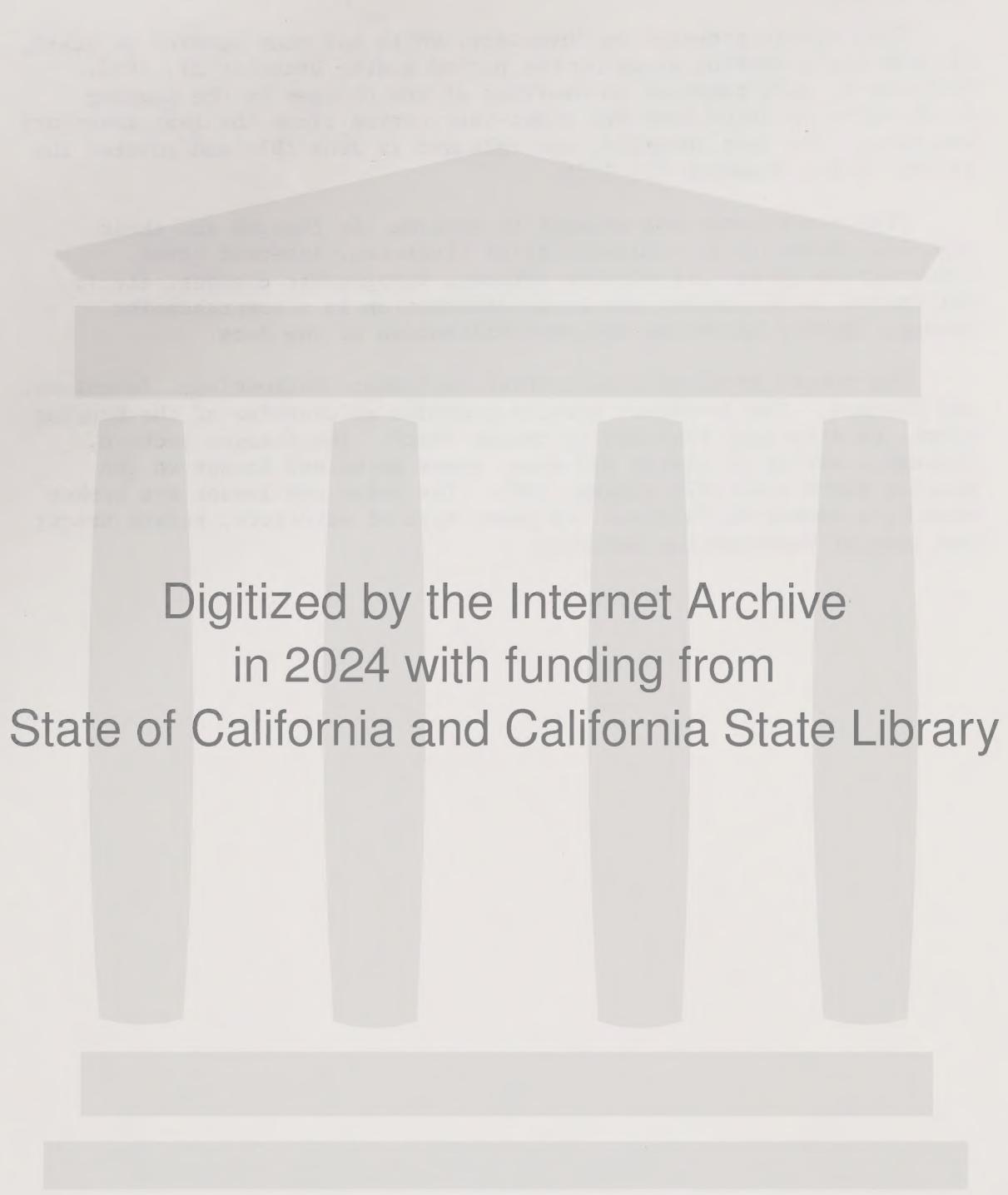
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INTRODUCTION

This report presents an inventory, which has been updated by staff, of Berkeley's housing stock for the period ending December 31, 1983. This report also provides an overview of the changes in the housing stock which occurred over the eight-year period since the last inventory was done. The last inventory was released in June 1976 and covered the period ending December 31, 1975.

This report does not attempt to analyze the changes and their possible causes (e.g. availability of financing, interest rates, construction costs, legislative actions, demographic changes, etc.). The intent is to present the basic information in a comprehensive manner, thereby affording maximum utilization of the data.

The report is divided into three sections: Methodology, Inventory, and Changes. The Inventory section provides an overview of the housing stock, by structure type and by census tract. The Changes section, through a series of charts and maps, shows gains and losses to the housing stock from 1976 through 1983. The gains and losses are broken down by a number of factors: by year; type of structure; census tract; and type of construction activity.



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METHODOLOGY

Preparing this report first entailed compiling the housing stock changes from January 1, 1976 through December 31, 1983. These figures were then added to the inventories published in the June 1976 Housing Stock Changes Report to obtain the up-to-date housing stock totals. The method by which the 1976-1983 changes were compiled is discussed below. Following this discussion is an explanation of the 1976 inventories and how they were derived.

Compiling Housing Stock Changes (1976-1983)

The 1976-1983 housing stock changes were compiled using records maintained by the Codes and Inspection Division of the Planning and Community Development Department. Specifically, the following were utilized:

1. "Weekly News Releases on Construction Activity"
This weekly publication reports all permits issued during the previous week. The permits are listed according to the type of construction activity such as new construction, demolitions, additions and alterations. The description for each permit includes the property address, nature of the work to be done, and the number of units, if any, to be gained or lost as a result of the permit work.
2. Property Files
The Codes and Inspection Division maintains a separate file for every property in the City. Each file provides a history of the property with respect to building permits issued, complaints registered, correspondence written and any other materials related to code matters.

Based on the Weekly News Releases, a list was compiled of all permits issued after December 31, 1975, for work which would add or delete units from the housing stock. To this list was added any permits issued from previous years for similar work which had not yet been completed.

The corresponding property file for each permit on the list was then reviewed to verify whether the work had been completed. The work was considered finished if it had undergone a final inspection and the permit was "signed off" by the building inspector. With this information, the completed permits, or "completed actions", were then listed along with the corresponding permit number, property address, census tract, work completion date, type of action (e.g. demolition, new construction, house move, conversion), resulting gain and

loss in units, and type of structure involved (e.g. single family, duplex, etc.). (The work completion date was considered to be the date of the final inspection.) The list of completed actions was then used as the basis for all data reported in the Changes section of this report.

Permit records by definition show only legal construction activity. Nevertheless, they provide a fairly accurate picture of the changes to the housing stock. Given the nature of construction activity, it is unlikely that any demolitions, new constructions and house moves would not be listed. However, units gained or lost as a result of illegal conversions would not be reflected. Further investigation is needed to ascertain changes that may have occurred in this area.

Preparing the Housing Stock Inventory

As discussed above, the charts presented in the Inventory section were derived by adding the 1976-1983 housing stock changes to the inventories published in the June 1976 Housing Stock Changes Report.

The June 1976 inventories are actually an update of the original inventories published by the City in 1972. The original 1972 inventories were developed as follows:

1. The number of single family structures was taken from the 1970 census.
2. The number of duplexes was estimated from tax and license bills for sewer service.
3. Structures containing three or more units were compiled using the multi-unit files maintained by the former Inspection Services Department (now the Codes and Inspection Division of the Planning and Community Development Department).

The changes subsequently added to the 1972 figures to create the 1976 inventories were derived by using the same methodology for compiling the 1976-1983 changes, as detailed above.

INVENTORY

The Inventory section reports the composition of Berkeley's housing stock for the period ending December 31, 1983. As can be seen from the four charts which follow, Berkeley has a total of 26,210 residential structures containing 45,340 units.

Single family homes contribute the largest number of structures to the housing stock. Of the total number of buildings, single family homes represent 79.2%, or 20,769 structures. The City's 2,463 duplexes constitute the second largest group of residential structures, equivalent to 9.4% of the total. Only 5.7% (484 structures) do not fall in the 1-4 unit building categories.

In contrast, single family homes make up only 45.8% of the total number of units. Duplexes, triplexes, and fourplexes together constitute 10,298 units, or 22.7% of the total. Another 17.9%, or 8,124 units, come from buildings comprised of ten or more units. The remaining 6,149 units (13.6%) are distributed among the other structure types.

Apart from census tract 4226, which encompasses the University of California campus, the distribution of residential structures ranges from 165 (0.6%) in census tract 4228, to 1,592 buildings (6.1%) in census tract 4213. The distribution in the number of units ranges from a low of 584 (1.3%) in census tract 4220 to a high of 3730 (8.2%) in census tract 4236. Finally, the ratio of units to structures ranges from 1.0/1 in census tracts 4211 and 4212 to 8.8/1 in census tract 4228.

This section contains the following charts:

Chart 1.1 shows the distribution of residential structures by census tract and type of structure.

Chart 1.2 shows the distribution of dwelling units by census tract and type of structure.

Chart 1.3 provides a percentage breakdown of total structures according to the structure type.

Chart 1.4 provides a percentage breakdown of total structures and units according to census tract. This chart also compares the "unit to structure" ratio for each census tract.

CHART: 1.1

HOUSING INVENTORY: STRUCTURES
BY STRUCTURE TYPE AND BY CENSUS TRACT
(AS OF DECEMBER 31, 1983)

Census Tract	1F	2F	3F	4	5	6	7	8	9	10+	R/Non R	Group	Mult.	Dwel.	Total
											Mixed	Qtrs.	Rm/Apt.	Total	
4211	802	11	-	-	-	-	-	-	-	-	-	-	-	-	813
4212	1389	20	-	-	-	-	-	-	-	-	-	-	-	-	1409
4213	1552	25	2	6	1	-	-	-	-	6	-	-	-	-	1592
4214	568	16	2	-	1	-	-	-	-	-	-	-	-	-	587
4215	1380	49	4	1	1	-	1	1	1	-	-	-	-	1	1439
4216	1271	97	10	9	4	3	1	-	1	3	1	3	1	1	1404
4217	482	123	36	37	11	9	4	12	3	14	2	1	2	736	
4218	672	71	9	14	6	2	2	3	-	4	-	1	-	784	
4219	1198	174	11	18	3	-	2	1	1	5	-	-	-	-	1413
4220	300	69	6	7	1	8	-	-	-	1	-	-	2	394	
4221	610	84	14	35	5	11	2	2	-	7	1	1	3	775	
4222	756	96	16	61	2	2	-	7	-	13	-	-	2	955	
4223	630	118	29	37	12	13	3	8	-	17	4	-	4	875	
4224	192	81	26	48	14	22	6	20	5	57	7	-	2	480	
4225	225	67	21	40	14	16	6	5	4	39	6	18	15	476	
4226	-	-	-	-	-	1	-	-	-	-	-	3	-	4	
4227	134	44	5	7	1	2	2	2	-	27	1	62	12	299	
4228	33	16	9	6	6	10	4	9	2	35	12	11	12	165	
4229	154	13	10	18	8	5	5	4	-	26	20	5	5	273	
4230	827	131	49	43	11	11	6	16	4	16	3	1	3	1121	
4231	1057	106	23	35	9	4	1	13	4	6	4	1	-	1263	
4232	417	112	14	47	12	14	-	1	-	6	3	-	1	627	
4233	986	75	24	32	6	7	1	7	3	2	19	-	-	1162	
4234	910	156	44	43	11	11	4	7	1	20	1	1	-	1209	
4235	433	99	30	41	11	13	5	5	-	16	5	2	2	662	
4236	687	153	73	100	24	11	9	12	7	80	6	7	21	1190	
4237	483	77	23	30	11	5	5	5	6	18	1	4	1	669	
4238	992	48	9	21	6	4	1	1	1	4	3	-	2	1092	
4239	632	152	35	63	9	16	2	4	3	12	5	1	2	936	
4240	997	180	70	91	6	21	8	15	2	6	6	1	3	1406	
TOTAL	20,769	2463	604	890	206	221	80	160	48	440	110	123	96	26,210	

CHART: 1.2

HOUSING INVENTORY: DWELLING UNITS
BY STRUCTURE TYPE AND BY CENSUS TRACT
(AS OF DECEMBER 31, 1983)

Census Tract	1F	2F	3F	4F	5F	6F	7F	8F	9F	10+ Fam.	R/ Non-R Mixed	Mult. Dwell.	Rooms/ Apts.	Total
4211	802	22	-	-	-	-	-	-	-	-	-	-	-	824
4212	1389	40	-	-	-	-	-	-	-	-	-	-	-	1429
4213	1552	50	6	24	5	-	-	-	-	111	-	-	-	1748
4214	568	32	6	-	5	-	-	-	-	-	-	-	-	611
4215	1380	98	12	4	5	-	7	8	9	-	-	-	3	1526
4216	1271	194	30	36	20	18	7	-	9	66	24	3	1678	
4217	482	246	108	148	55	54	28	96	27	180	8	5	1437	
4218	672	142	27	56	30	12	14	24	-	70	-	-	1047	
4219	1198	348	33	72	15	-	14	8	9	76	2	-	1775	
4220	300	138	18	28	5	48	-	-	-	42	3	2	584	
4221	610	168	42	140	25	66	14	16	-	107	-	11	1199	
4222	756	192	48	244	10	12	-	56	-	213	-	6	1537	
4223	630	236	87	148	60	78	21	64	-	246	45	11	1626	
4224	192	162	78	192	70	132	42	160	45	1118	38	5	2234	
4225	225	134	63	160	70	96	42	40	36	620	91	92	1669	
4226	-	-	-	-	-	6	-	-	-	-	-	-	6	
4227	134	88	15	28	5	12	14	16	-	520	10	83	925	
4228	33	32	27	24	30	60	28	72	18	798	296	32	1450	
4229	154	26	30	72	40	30	35	32	-	699	286	20	1424	
4230	827	262	147	172	55	66	42	128	36	248	60	5	2048	
4231	1057	212	69	140	45	24	7	104	36	126	42	-	1862	
4232	417	224	42	188	60	84	-	8	-	98	4	1	1126	
4233	986	150	72	128	30	42	7	56	27	22	43	-	1563	
4234	910	312	132	172	55	66	28	56	9	326	4	-	2070	
4235	433	198	90	164	55	78	35	40	-	297	25	4	1419	
4236	687	306	219	400	120	66	63	96	63	1566	74	70	3730	
4237	483	154	69	120	55	30	35	40	54	293	16	6	1355	
4238	992	96	27	84	30	24	7	8	9	45	15	3	1340	
4239	632	304	105	252	45	96	14	32	27	171	40	5	1723	
4240	997	360	210	364	30	126	56	120	18	66	25	3	2375	
TOTAL	20,769	4926	1812	3560	1030	1326	560	1280	432	8124	1151	370	45,340	

CHART:1.3

HOUSING INVENTORY: STRUCTURES
PERCENTAGE BREAKDOWN BY STRUCTURE TYPE
(As of December 31, 1983)

<u>Structure Type</u>	<u>Number</u>	<u>Percent</u>
1F	20,769	79.2
2F	2,463	9.4 %
3F	604	2.3 %
4F	890	3.4 %
5F	206	0.8 %
6F	221	0.8 %
7F	80	0.3 %
8F	160	0.6 %
9F	48	0.2 %
10+F	440	1.7 %
Res./Non-Res.	110	0.4 %
Group Quarters	123	0.5 %
Apts. - Plus-Rooms	<u>96</u>	<u>0.4 %</u>
<u>TOTAL</u>	<u>26,210</u>	<u>100.0 %</u>

CHART: 1.4

HOUSING INVENTORY: STRUCTURES AND UNITS
 PERCENTAGE BREAKDOWN BY CENSUS TRACT
 (AS OF DECEMBER 31, 1983)

<u>Census Tract</u>	% <u>Structures</u>	% <u>Total Structures</u>	# <u>Units</u>	% <u>Total Units</u>	Ratio <u>Units to Structures</u>
4211	813	3.1	824	1.8	1.0
4212	1409	5.4	1429	3.2	1.0
4213	1592	6.1	1748	3.9	1.1
4214	587	2.2	611	1.3	1.0
4215	1439	5.5	1526	3.4	1.1
4216	1404	5.4	1678	3.7	1.2
4217	736	2.8	1437	3.2	2.0
4218	784	3.0	1047	2.3	1.3
4219	1413	5.4	1775	3.9	1.3
4220	394	1.5	584	1.3	1.5
4221	775	3.0	1199	2.6	1.5
4222	955	3.7	1537	3.5	1.6
4223	875	3.3	1626	3.6	1.9
4224	480	1.8	2234	4.9	4.7
4225	476	1.8	1669	3.7	3.5
4226*	4	0.1	6	-	1.5
4227	299	1.1	925	2.0	3.1
4228	165	0.6	1450	3.2	8.8
4229	273	1.0	1424	3.1	5.2
4230	1121	4.4	2048	4.5	1.8
4231	1263	4.8	1862	4.1	1.5
4232	627	2.4	1126	2.5	1.8
4233	1162	4.4	1563	3.4	1.3
4234	1209	4.6	2070	4.6	1.7
4235	662	2.5	1419	3.1	2.1
4236	1190	4.5	3730	8.2	3.1
4237	669	2.6	1355	3.0	2.0
4238	1092	4.2	1340	3.0	1.2
4239	936	3.6	1723	3.8	1.8
4240	<u>1406</u>	<u>5.3</u>	<u>2375</u>	<u>5.2</u>	<u>1.7</u>
	26,210	100.0	45,340	100.0	N/A

*University of California Campus

CHANGES

During the period January 1, 1976 through December 31, 1983, Berkeley's housing stock experienced a net increase of 202 structures, with a net gain of 514 dwelling units. The charts and maps which follow give breakdowns of these changes by four factors: by year; by structure type; by census tract; and by type of construction activity (new construction, demolitions, conversions, and housemoves). Discussed below are highlights of the changes. Following the highlights are brief explanations of each chart and map.

Highlights

- The net change of 202 additional structures resulted from 236 structures gained through new construction minus one lost by an inter-city housemove and 33 through demolition. Conversions had no net effect on the total number of structures. However, as a result of this type of construction activity, 45 units were added and there were numerous changes to the different categories of structure types. (For example, if a single family is converted to a duplex, no structures are lost or gained. However, there is an increase of one unit, a loss of a single family home and a gain of a duplex.)
- The addition of 134 single family structures constituted the largest portion of the 202 structures gained over the eight year period. The net increase of 30 duplexes (due largely to conversions) contributed the next biggest group. The remaining changes in structures were spread over the different structure types.
- The net gain of 514 units was derived mainly from new construction. The net change reflects 507 units added through new construction, 45 added by conversions, 37 lost through demolitions, and 1 lost by an inter-city housemove. The 12 intra-city housemoves did not affect the City's total number of units; however these moves did alter individual census tract totals.
- The greatest net gain in units took place in census tracts 4215 (+57), 4216 (+56), 4220 (+37), 4224 (+70), 4228 (+42), and 4235 (+59). The gains in census tracts 4215 and 4216 were largely due to new construction of single family homes. In contrast, the increases experienced in the other areas were the result of publicly assisted construction of multi-unit structures.
- There were 188 single family homes built. The majority of these are located in the northern hills area (census tracts 4211, 4212, 4215, 4216) and account for 70% of the total single family structures constructed.

- As can be seen below in Table 1.1, 52% of newly constructed units over the eight year period were publicly assisted. Virtually all new construction (83%) from 1981 on was publicly financed. Table 1.2 lists publicly financed construction by project name and location.

TABLE 1.1 New Construction

<u>Year</u>	<u>Total Units</u>	<u>Publicly Assisted</u>	<u>Other</u>
1976	37	--	37
1977	37	--	37
1978	51	--	51
1979	82	57	25
1980	52	--	52
1981	115	96	19
1982	52	33	19
1983	81	76	5
TOTAL	507	262	245

TABLE 1.2 Publicly Assisted New Construction

<u>Project</u>	<u>Year Completed</u>	<u>Census Tract</u>	<u>Number of Structures</u>	<u>Number of Units</u>
1. Savo Island	1979	4235	9	57
2. Amistad House	1981	4224	1	60
3. Rochdale II	1981	4228	1	36
4. University Avenue Housing Cooperative	1982	4231	1	33
5. Oceanview	1983	4220	10	62
6. RHCP Scattered Site Development	1983	4232, 4234, & 4240	5	14

- There were 48 new multi-family structures built (structures with more than one unit). Of these, 56% were publicly assisted.

- The number of demolitions was drastically reduced during 1976-1983 in comparison to previous years. From 1971-1975, the City lost 391 residential units through demolition. In contrast, only 37 units were lost during the subsequent eight year period.
- Of the unsubsidized new construction, most of the units were built east of Martin Luther King Way. Except for the University-built student housing ("Rochdale II"), all publicly assisted new construction occurred on or west of Shattuck Avenue.
- During the period 1976-1983 the University of California contributed one multi-unit structure of 36 units ("Rochdale II") to the Berkeley housing stock. According to the University Housing Office, the University also added a total of 1110 beds towards housing students in Berkeley. The total includes:
 - 750 beds on the former School for Deaf and Blind;
 - 250 beds added as a result of a 1979 change in University policy allowing three persons per room instead of two in University dormitories; and
 - 110 beds added to the Stern Residence Hall.

Charts and Maps

Chart 2.1 provides a breakdown of the changes in residential structures from 1976-1983 by structure type and by type of construction activity.

Chart 2.2 shows the changes in number of dwelling units by census tract and by type of construction activity.

Charts 2.3 and 2.4 provide a comparison of residential unit changes by type of construction activity and by year. Chart 2.3 covers the period 1976-1983; Chart 2.4 reports years 1971-1975. (The latter chart is a reprint from the 1976 Annual Housing Stock Changes Report.)

Chart 2.5 gives a breakdown in unit changes (deletions and additions) by year and by census tract.

Chart 2.6 shows the distribution of changes in the number of structures by structure type and by census tract.

Chart 2.7 shows the distribution of changes in the number of units by structure type and by census tract.

Map 1.1 shows the distribution by census tract of the net change in the number of structures and units.

Map 1.2 shows the distribution by census tract of the net change in single family structures.

Map 1.3 shows the distribution by census tract of the net change in the number of multi-unit structures and corresponding units. ("Multi-unit" includes all residential structures except single family homes.)

Map 1.4 shows the distribution by census tract of structures and units added through new construction.

Map 1.5 shows the distribution by census tract of structures and units lost through demolition.

CHART: 2.1

HOUSING STOCK CHANGES: STRUCTURES
BY STRUCTURE TYPE AND BY TYPE OF ACTION
(1976-1983)

STRUCTURE TYPE	NET CHANGE	TOTAL		NEW CONST. (+)	DEMOS. (-)	CONVERSIONS		HOUSE MOVES	
		GAIN	LOSS			(+)	(-)	INTER-CITY (+/-)	INTRA-CITY (±0)
1F	134	198	-64	188	-30	10	-33	-1	±4
2F	30	40	-10	13	-1	27	-9	0	±4
3F	11	14	-3	5	0	9	-3	0	0
4F	9	11	-2	10	-1	1	-1	0	0
5F	3	3	0	1	0	2	0	0	0
6F	9	10	-1	10	0	0	-1	0	0
7F	4	4	0	4	0	0	0	0	0
8F	2	2	0	2	0	0	0	0	0
9F	0	0	0	0	0	0	0	0	0
10F+	4	4	0	3	0	1	0	0	0
Mixed	-3	0	-3	0	-1	0	-2	0	0
Group Qtrs.									
Rooms & Apts.	-1	0	-1	0	0	0	-1	0	0
Other (Specify):									
<u>TOTALS</u>	202	286	-84	236	-33	50	-50	-1	±8

HOUSING STOCK CHANGES: UNITS
BY TYPE OF ACTION AND BY CENSUS TRACT
(1976-1983)

Census Tract	NET CHANGE	TOTAL		NEW CONST. (+)	DEMOS. (-)	ALL CONVERSIONS		HOUSE MOVES	
		GAIN	LOSS			(+)	(-)	INTER-CITY (+/-)	INTRA-CITY (±0)
4211	14	14	0	14	0	0	0	0	0
4212	8	8	0	8	0	0	0	0	0
4213	6	6	0	4	0	2	0	0	0
4214	1	1	0	1	0	0	0	0	0
4215	57	57	0	56	0	1	0	0	0
4216	56	58	-2	56	-2	2	0	0	0
4217	12	13	-1	11	-1	2	0	0	0
4218	1	1	0	0	0	1	0	0	0
4219	8	9	-1	9	0	0	-1	0	0
4220	37	64	-27	62	-19	2	0	0	-8
4221	10	11	-1	6	-1	1	0	0	+4
4222	4	4	0	1	0	1	0	0	+2
4223	6	7	-1	4	0	3	0	0	-1
4224	70	72	-2	68	-1	4	0	0	-1
4225	7	8	-1	8	-1	0	0	0	0
4226	0	0	0	0	0	0	0	0	0
4227	5	6	-1	6	0	0	-1	0	0
4228	42	43	-1	39	0	4	-1	0	0
4229	2	2	0	0	0	2	0	0	0
4230	0	7	-7	0	-2	1	-3	0	+6/-2
4231	39	39	0	37	0	2	0	0	0
4232	4	4	0	4	0	0	0	0	0
4233	0	0	0	0	0	0	0	0	0
4234	4	10	-6	9	-5	1	-1	0	0
4235	59	60	-1	59	0	1	-1	0	0
4236	28	34	-6	12	-2	22	-4	0	0
4237	7	9	-2	3	0	6	-2	0	0
4238	14	14	0	13	0	1	0	0	0
4239	2	3	-1	2	-1	1	0	0	0
4240	11	17	-6	15	-2	2	-3	-1	0
TOTAL	514	581	-67	507	-37	62	-17	-1	±12

CHART: 2.3

HOUSING STOCK UNITS CHANGES:UNITS
BY TYPE OF ACTION AND BY YEAR
(1976-83)

YEAR	NET CHANGE	TOTAL GAIN LOSS		NEW CONST. (+)	DEMOS. (-)	ALL CONVERSIONS (+ -)		HOUSE MOVES	
		GAIN	LOSS			(+)	(-)	INTER-CITY (+/-)	INTRA-CITY (±0)
1976	31	44	-13	37	-9	7	-4	0	0
1977	43	49*	-6*	37	-3	11	-2	0	+1*
1978	69	75	-6	51	-2	24	-4	0	0
1979	78	91*	-13*	82	-3	5	-5	-1	+4*
1980	44	65*	-21*	52	-12	6	-2	0	+7*
1981	120	120	0	115	0	5	0	0	0
1982	48	54	-6	52	-6	2	0	0	0
1983	81	83	-2	81	-2	2	0	0	0
<u>TOTALS</u>	514	581*	-67*	507	-37	62	-17	-1	+12*

* Total gain and loss inflated by intra-city housemoves. However net change is not affected.

CHART: 2.4

HOUSING STOCK CHANGES: UNITS
BY TYPE OF ACTION AND BY YEAR*
(1971-75)

YEAR	NEW CONSTRUCTION	DEMOLITION	ADDITIONS CONVERSIONS**	HOUSE MOVES**	NET CHANGE
1971	295	-161	28	-2	160
1972	70	-178	5	3	-100
1973	131	-19	2	-	114
1974	67	-21	8	-	54
1975	111	-12	-	-1	98
<u>TOTAL</u>	674	-391	43	-	326

*Reprinted from 1976 Annual Housing Stock Changes Report

**Represents net changes in these categories.

CHART: 2.5

HOUSING STOCK CHANGES: UNITS
BY YEAR AND BY CENSUS TRACT
(1976-1983)

	UNITS														NET CHANGE				
	1976		1977		1978		1979		1980		1981		1982		1983		TOTAL		
	Added	Deleted	Added	Deleted	Added	Deleted	NET CHANGE												
4211	4	-	3	-	2	-	3	-	2	-	-	-	-	-	-	14	-	14	
4212	2	-	1	-	4	-	1	-	1	-	-	-	-	-	-	8	-	8	
4213	1	-	-	-	4	-	-	-	-	-	-	-	1	-	-	6	-	6	
4214	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	1	
4215	11	-	9	-	11	-	5	-	11	-	7	-	1	-	-	57	-	57	
4216	9	-	9	-	10	-	4	-2	19	-	2	-	2	-	3	58	-2	56	
4217	1	-	-	-	1	-	-	-	3	-	7	-	1	-1	-	13	-1	12	
4218	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	1	-	1	
4219	1	-1	5	-	1	-	-	-	2	-	-	-	-	-	-	9	-1	8	
4220	-	-7	-	-	-	-	2	-3	-	-14	-	-	-	-3	62	-	64	-27	37
4221	-	-1	-	-	3	-	3	-	5	-	-	-	-	-	-	11	-1	10	
4222	-	-	-	-	-	-	3	-	-	-	-	1	-	-	-	4	-	4	
4223	-	-	-	-1	1	-	1	-	2	-	-	3	-	-	-	7	-1	6	
4224	1	-	3	-1	1	-	2	-	-	-1	63	-	2	-	-	72	-2	70	
4225	-	-	1	-	-	-1	-	-	7	-	-	-	-	-	-	8	-1	7	
4226	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4227	2	-	1	-	2	-1	-	-	-	-	-	1	-	-	-	6	-1	5	
4228	3	-	2	-	2	-	-	-	-	-1	36	-	-	-	-	43	-1	42	
4229	-	-	-	-	-	-	2	-	-	-	-	-	-	-	-	2	-	2	
4230	-	-	1	-	-	-	-	-2	4	-2	-	-	-	-	-	7	-7	0	
4231	1	-	-	-	-	-	-	-	-	1	-	36	-	1	-	39	-	39	
4232	-	-	-	-	-	-	2	-	-	-	-	-	-	-	2	-	4	-	
4233	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4234	-	-1	1	-1	1	-	-	-	1	-3	-	-	3	-1	3	-	10	-6	4
4235	-	-	1	-	-1	-	57	-	1	-	-	1	-	-	-	60	-1	59	
4236	-	-	6	-1	22	-	-	-3	3	-	2	-	1	-1	-	34	-6	28	
4237	3	-2	5	-	1	-	-	-	-	-	-	-	-	-	-	9	-2	7	
4238	2	-	-	-	4	-	3	-	3	-	1	-	1	-	-	14	-	14	
4239	2	-	-	-1	1	-	-	-	-	-	-	-	-	-	-	3	-1	2	
4240	-	-1	-	-1	4	-3	1	-1	1	-	1	-	-	-	10	-	17	-6	11
TOTALS	+44	-13	+49	-6	+75	-6	91	-13	65	-21	120	-	54	-6	83	-2	581	-67	514

CHART: 2.6
 HOUSING STOCK CHANGES: STRUCTURES
 BY STRUCTURE TYPE AND BY CENSUS TRACT
 (1976-1983)

Census Tract	1F	2F	3F	4	5	6	7	8	9	10+	R/Non Mixed	Group Qtrs.	Dwel. Rm/Apt.	Mult. Total
4211	14	0	-	-	-	-	-	-	-	-	-	-	-	14
4212	8	0	-	-	-	-	-	-	-	-	-	-	-	8
4213	2	2	-	-	-	-	-	-	-	-	-	-	-	4
4214	1	0	-	-	-	-	-	-	-	-	-	-	-	1
4215	53	2	-	-	-	-	-	-	-	-	-	-	-	55
4216	46	0	1	-	-	-	1	-	-	-	-	-	-	48
4217	3	1	1	1	-	-	-	-	-	-	-	-	-	6
4218	-1	1	-	-	-	-	-	-	-	-	-	-	-	0
4219	7	1	-	-	-	-	-	-	-	-	-1	-	-	7
4220	-14	-1	-	3	-	7	-	-	-	-	-1	-	-	-6
4221	2	4	-	-	-	-	-	-	-	-	-	-	-	6
4222	3	1	-	-	-	-	-	-	-	-	-1	-	-	3
4223	1	1	1	-	-	-	-	-	-	-	-	-	-	3
4224	0	3	1	-1	1	-	-	-	-	1(60)*	-	-	-	5
4225	0	0	-	-	-	-	1	-	-	-	-	-	-	1
4226	0	0	-	-	-	-	-	-	-	-	-	-	-	0
4227	7	-1	-	-	-	-	-	-	-	-	-	-	-	6
4228	-2	1	2	-	-	-	-	-	-	1(36)*	-	-	-	2
4229	-1	0	1	-	-	-	-	-	-	-	-	-	-	0
4230	0	0	-	-	-	-	-	-	-	-	-	-	-	0
4231	-1	2	1	-	-	-	-	-	-	1(33)*	-	-	-	3
4232	0	2	-	-	-	-	-	-	-	-	-	-	-	2
4233	0	0	-	-	-	-	-	-	-	-	-	-	-	0
4234	-2	0	2	-	-	-	-	-	-	-	-	-	-	0
4235	0	1	-	1	1	3	2	2	-	-	-	-	-	10
4236	-4	6	-1	2	-	-	-	-	-	1(15)*	-	-	-	4
4237	1	1	1	1	-	-	-	-	-	-	-	-1	-	3
4238	12	1	-	-	-	-	-	-	-	-	-	-	-	13
4239	0	1	-	-	-	-	-	-	-	-	-	-	-	1
4240	-1	1	1	2	1	-1	-	-	-	-	-	-	-	3
TOTAL	134	30	11	9	3	9	4	2	-	4	3	-	-1	202

*(Number of units)

CHART: 2.7

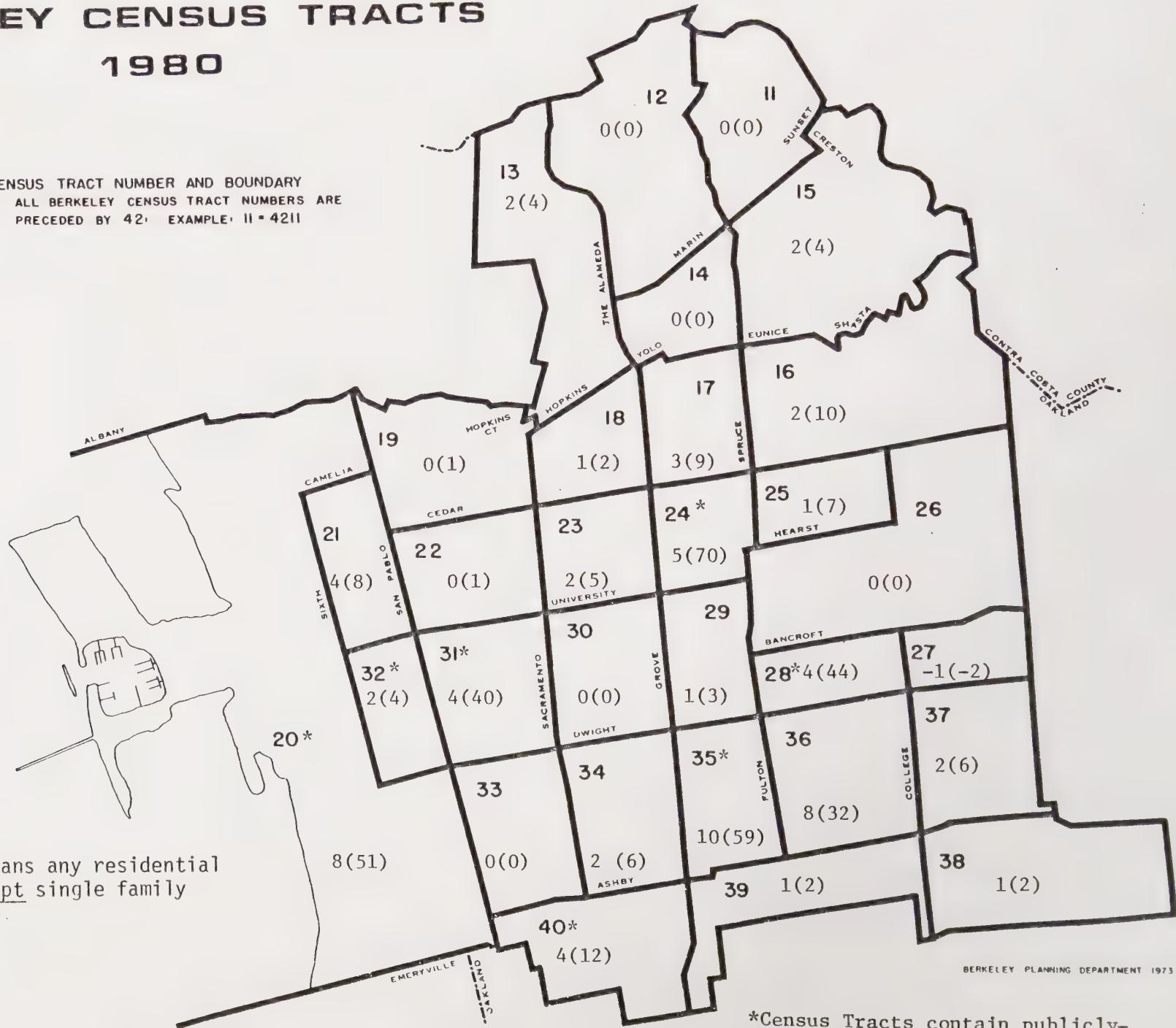
HOUSING STOCK CHANGES: UNITS
BY STRUCTURE TYPE AND BY CENSUS TRACT
(1976-1983)

Census Tract	1F	2F	3F	4F	5F	6F	7F	8F	9F	10+ Fam.	R/ Mixed	Non-R	Mult. Rooms/ Apts.	Dwell.	Total
4211	14	-	-	-	-	-	-	-	-	-	-	-	-	-	14
4212	8	-	-	-	-	-	-	-	-	-	-	-	-	-	8
4213	2	4	-	-	-	-	-	-	-	-	-	-	-	-	6
4214	1	0	-	-	-	-	-	-	-	-	-	-	-	-	1
4215	53	4	-	-	-	-	-	-	-	-	-	-	-	-	57
4216	46	0	3	-	-	-	7	-	-	-	-	-	-	-	56
4217	3	2	3	4	-	-	-	-	-	-	-	-	-	-	12
4218	-1	2	-	-	-	-	-	-	-	-	-	-	-	-	1
4219	7	2	-	-	-	-	-	-	-	-	-	-1	-	-	8
4220	-14	-2	-	12	-	42	-	-	-	-	-	-1	-	-	37
4221	2	8	-	-	-	-	-	-	-	-	-	-	-	-	10
4222	3	2	-	-	-	-	-	-	-	-	-	-1	-	-	4
4223	1	2	3	-	-	-	-	-	-	-	-	-	-	-	6
4224	0	6	3	-4	5	-	-	-	-	60	-	-	-	-	70
4225	0	-	-	-	-	-	7	-	-	-	-	-	-	-	7
4226	0	-	-	-	-	-	-	-	-	-	-	-	-	-	0
4227	7	-2	-	-	-	-	-	-	-	-	-	-	-	-	5
4228	-2	2	6	-	-	-	-	-	-	36	-	-	-	-	42
4229	-1	0	3	-	-	-	-	-	-	-	-	-	-	-	2
4230	0	-	-	-	-	-	-	-	-	-	-	-	-	-	0
4231	-1	4	3	-	-	-	-	-	-	33	-	-	-	-	39
4232	0	4	-	-	-	-	-	-	-	-	-	-	-	-	4
4233	0	-	-	-	-	-	-	-	-	-	-	-	-	-	0
4234	-2	0	6	-	-	-	-	-	-	-	-	-	-	-	4
4235	0	2	0	4	5	18	14	16	-	-	-	-	-	-	59
4236	-4	12	-3	8	-	-	-	-	-	15	-	-	-	-	28
4237	1	2	3	4	-	-	-	-	-	-	-	-	-3	-	7
4238	12	2	-	-	-	-	-	-	-	-	-	-	-	-	14
4239	0	2	-	-	-	-	-	-	-	-	-	-	-	-	2
4240	-1	2	3	8	5	-6	-	-	-	-	-	-	-	-	11
TOTAL	134	60	33	36	15	54	28	16	-	144	-3	-3	-3	514	

BERKELEY CENSUS TRACTS
1980II

1980 CENSUS TRACT NUMBER AND BOUNDARY
NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE
PRECEDED BY 42; EXAMPLE: II - 42II

I-61



¹Multi unit means any residential building except single family structures.

BERKELEY CENSUS TRACTS

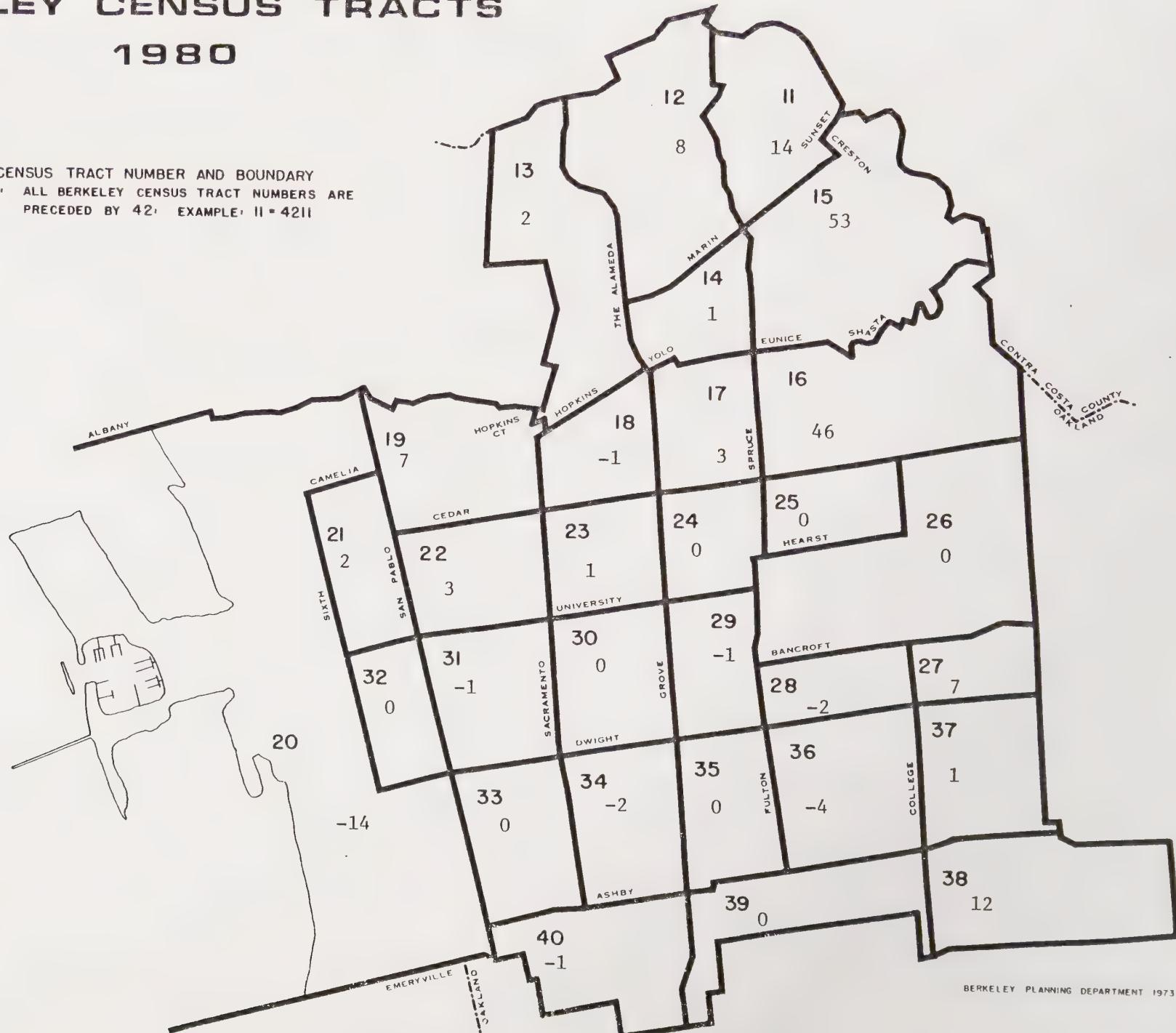
1980

II

1980 CENSUS TRACT NUMBER AND BOUNDARY

NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE
PRECEDED BY 42; EXAMPLE: II = 42II

-20-



DISTRIBUTION OF NET CHANGES IN ALL STRUCTURES AND UNITS 1976-83
(Units in parenthesis)

MAP 1.3

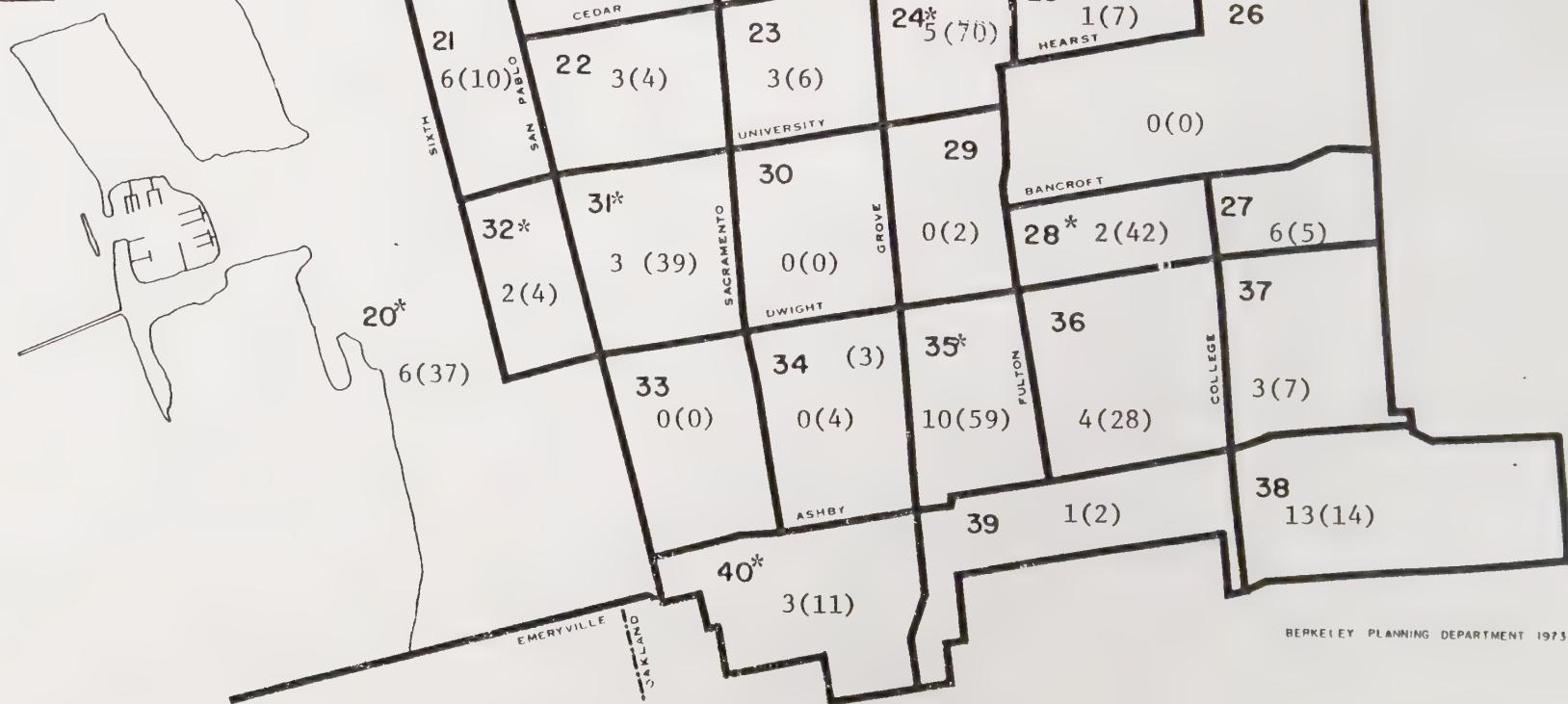
**BERKELEY CENSUS TRACTS
1980**

II 1980 CENSUS TRACT NUMBER AND BOUNDARY
NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE
PRECEDED BY 42: EXAMPLE: II = 42II

- 21 -

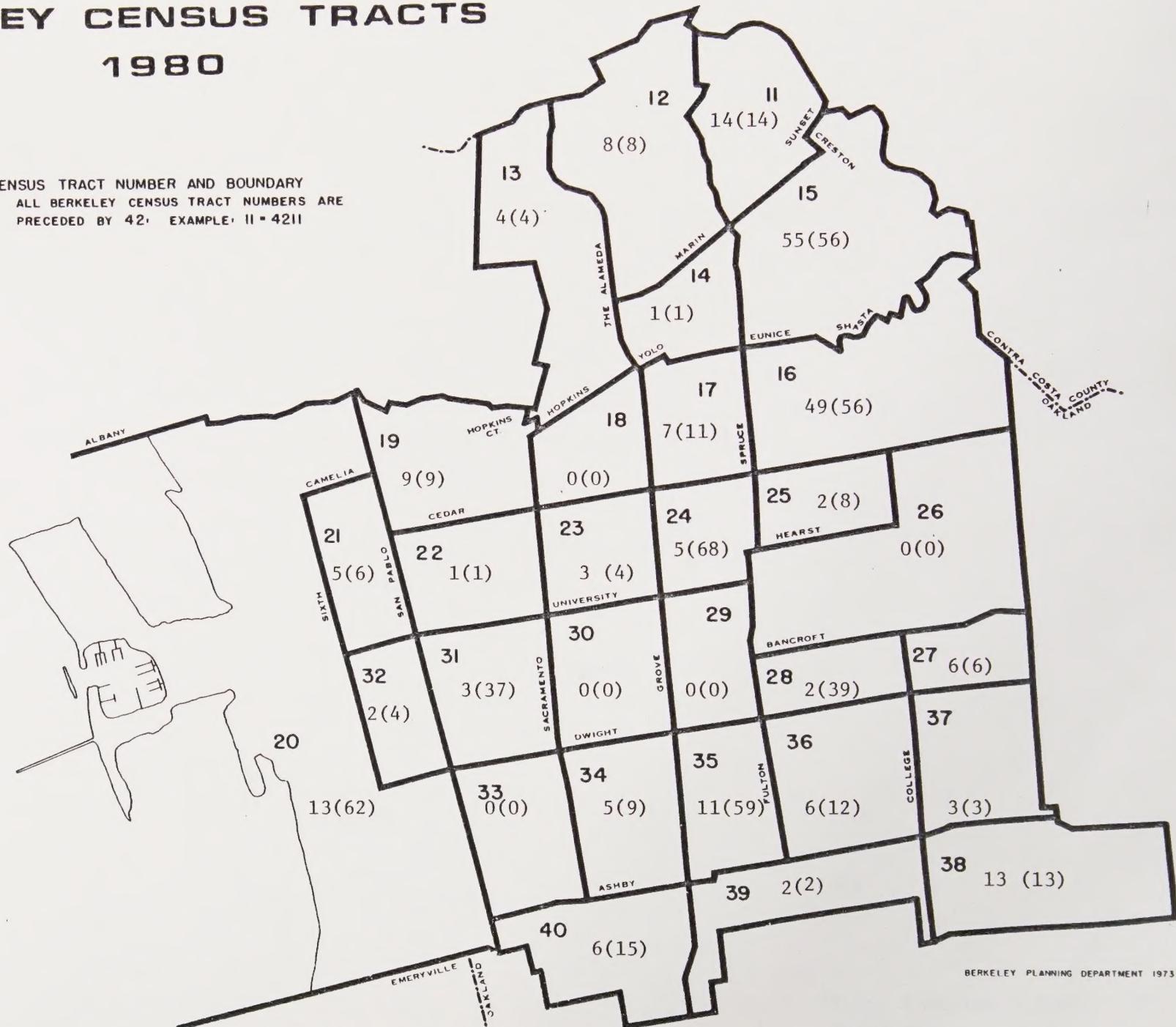
* Publicly-Subsidized Housing

4220:	10 (62)
4224:	1 (60)
4228:	1 (36)
4231:	1 (33)
4232:	1 (2)
4234:	1 (3)
4235:	9 (57)
4240:	3 (9)



BERKELEY CENSUS TRACTS 1980

II 1980 CENSUS TRACT NUMBER AND BOUNDARY
 NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE
 PRECEDED BY 42. EXAMPLE: II - 42II



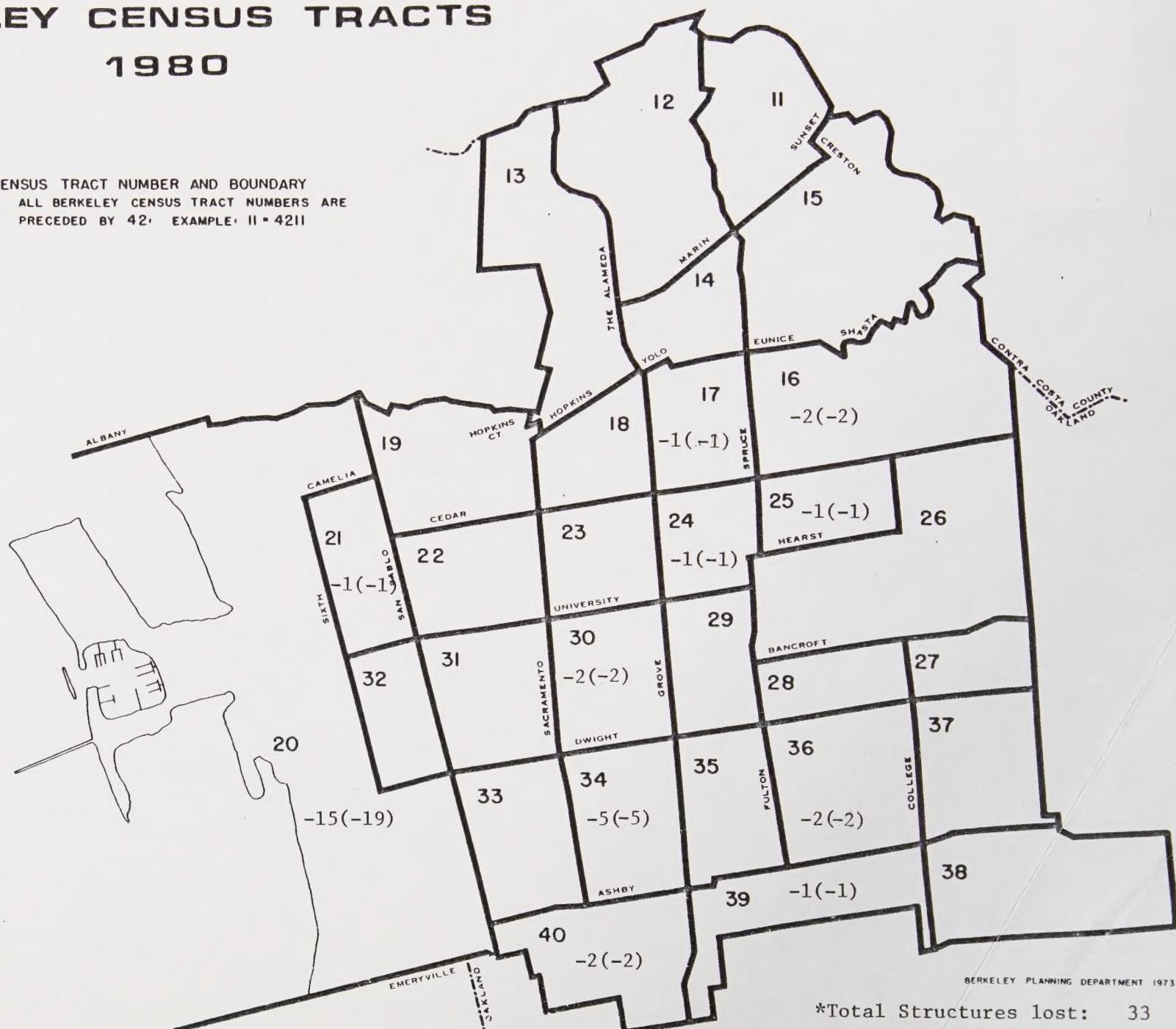
BERKELEY CENSUS TRACTS 1980

II

1980 CENSUS TRACT NUMBER AND BOUNDARY

NOTE: ALL BERKELEY CENSUS TRACT NUMBERS ARE
 PRECEDED BY 42. EXAMPLE: II = 4211

-23-



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